

# Renaissance Senior & Town Homes

## Project Summary

**Housing Type:** Town Homes and Senior Apartments

**Location:** 2940 El Cajon Blvd  
(North Park Project Area)

**Living Space:** 1.68 acres

**Total Units:** 110 units

**Affordable Units:** 110 units

**Income Mix:**

Very Low	Low	Mod	Unrestricted
94	0	14	2

**Affordable Unit Mix:**

0 BD	1BD	2BD	3BD	4BD
0	97	0	14	0

## Development Team

**Developer:** Carter Reese & Associates

## Development Budget

**Total Development Costs:** \$25,120,000

**Agency Subsidy Requested:** \$5,755,000

**Agency Subsidy per Unit:** \$52,318

**Agency Subsidy per Bedroom:** \$41,402

**Funding Sources:** Redevelopment Agency Grant, Tax Increment



## Project Description

The project is a series of 3-story buildings consisting of fourteen 3-story, 3-bedroom town homes meant for moderate income (up to 100% AMI) families as well as 97 one-bedroom apartments meant for very low income (35% to 50%) seniors. The bottom floor of the senior apartments consists of 13,000 sq ft of commercial space. The developer also built 24 more 3-story, 3-bedroom town homes for market value immediately north of the affordable units. The development is located at the northwest corner of El Cajon Boulevard and 30th Street, south of Meade Avenue, and east of Kansas Street. This location required the relocation/replacement of multiple residential and commercial units, including 10 affordable units.

## Notes

- The development has 187 new, surface and subterranean parking spaces.
- The development is also a transit oriented development being designed to facilitate walking by being built next to a location where multiple forms of transit stop.
- The development improved the area by replacing vacant buildings with enhanced mix-used structures, widening the alley for movement of people and goods, moved overhead utilities underground, and replaced sidewalks and gutters.

